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**UNITED STATES BANKRUPTCY COURT**

**DISTRICT OF NEVADA**

In Re:	)	BK-S-19-16636-MKN
	)	Chapter 11
CENSO, LLC.	)	
	)	
	)	HEARING DATE: OST REQUESTED
Debtor.	)	HEARING TIME: OST REQUESTED

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**MOTION TO EXTEND EXCLUSIVITY PERIOD**  
**PURSUANT TO 11 U.S.C. §105(a) AND §1121(d)**

12 Censo, LLC., (Debtor) respectfully requests this Court approve a 120-day extension of the  
 13 Debtor's 120-day exclusivity period under 11 U.S.C. §1121(b) to file a Disclosure Statement and  
 14 Reorganization Plan. This Motion is made and based on 11 U.S.C. §105(a) and 1121(d), the  
 15 papers and pleadings on file herein, and any argument of counsel presented at any hearing held in  
 16 respect to this application.

17                   **I.**

18                   **STATEMENT OF FACT**

- 19       1. On or about October 11, 2019, the Debtors filed a petition under Chapter 11 of  
          21 the Bankruptcy Code (11 USC) in the above captioned case.
- 20       2. The Debtor's continued §341 Meeting of Creditors was rescheduled to December  
          23 5, 2019 at 2:00 PM.
- 21       3. The 120-day exclusivity period to file a Disclosure Statement and Reorganization  
          25 Plan will expire on February 10, 2020. This extension will allow undersigned  
          27 counsel and the Debtor to complete further investigation and gather information.  
          28 Such extension would provide the Debtor until approximately until June 2, 2020

1 to file its Disclosure Statement and Reorganization Plan or otherwise effectuate  
2 settlement.

- 3 4. Application to Employ Nunc Pro Tunc was heard on June 12, 2019. Application  
4 was approved - undersigned counsel is submitting order which indicates that there  
5 are no contacts with employees of the U.S. Trustee.  
6 5. Chapter 11 Plan is for propose of reorganizing 3 investment properties; 1161 Dana  
7 Maple Court, 5900 Negril Avenue, and 11441 Allerton Park Dr. # 411.  
8 6. Properties were obtained at HOA foreclosure sales.  
9 7. State court litigation has been completed. Debtor is proper owner of properties  
10 therefore, they are subject to mortgages.  
11 8. Undersigned counsel has just received appraisals to file and obtain orders valuing  
12 investment properties.  
13 9. In addition, undersigned counsel has rescheduled \_\_\_\_\_ on an adversary  
14 action on Green Tree Servicing. The property may well be unsecured. ie  
15 description and property address is incorrect on Deed of Trust securing said  
16 property.  
17 10. Debtor believes in good faith that the extension is necessary and proper to obtain  
18 order valuing investment property, as well as, for more \_\_\_\_\_ with prosecuting  
19 \_\_\_\_\_ as to Green Tree Servicing. Additional time will allow \_\_\_\_\_ be  
20 taken forward \_\_\_\_\_.  
21 11. Debtor believes in good faith that this extension is necessary and proper for the  
22 successful progress of this case and is in the best interests of creditors.

23 **II.**

24 **STATEMENT OF LAW**

25 This Court has authority pursuant to 11 U.S.C. §105 and 1121(d) to grant a request of a  
26 party in interest, that is made within the exclusivity period, to extend the exclusivity of the  
27 Debtor for up to 18 months after the date of the order for relief. The Debtor is not seeking a  
28 significant extension of time. The Debtor's initial 120-day period is only being extended by 120

1 days. Debtor has been working on preparation of the Disclosure Statement and Reorganization  
2 Plan.

3 Extension will allow Debtor to gather necessary information. In addition, it is appropriate  
4 to discuss options available in this case.

5 WHEREFORE, Debtors respectfully request that the Court approve the requested  
6 extension of the Debtor's exclusivity period by 120-days to June 2, 2020, to necessary file  
7 Disclosure Statement and Plan.

8 DATED this 3<sup>rd</sup> day of February, 2020.

9 Respectfully submitted,

10 /s/ COREY B. BECK  
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